

Apt 1 Richmond Way, Killarney Road, Bray Co. Wicklow
A98 K524
Asking Price: €260,000



Features

- 2 Bedroom Ground Floor Apartment.
- Measuring 70 square meters
- Double Glazing Throughout, GFCH Heating & All Mains Services.
- Sought after Development.
- Rooftop area with panoramic views of the sugarloaf and Bray Head.
- Modern well-established development built in c.2002-2004.
- Surface carparking
- Fantastic Location in Close Proximity to All Local Amenities.
- Very Commutable to Dublin via M50 and minutes' drive to the N11/M11.
- Convenient Location, Walking Distance to all local amenities.

Fenelon Properties are delighted to bring No. 1 Richmond Way to the market. This spacious and bright 2 bed ground floor apartment is presented in good condition throughout and boasts spacious living accommodation. No. 1 Richmond Way is sure to impress with its open plan living, Roof Top garden, surface carparking and excellent location off the Killarney Road.

Accommodation briefly comprises entrance hall, open plan living room/kitchen and dining. Two double bedrooms with built in wardrobes in both (Master which is ensuite) and a bathroom.

Richmond Way is a small established modern development which was built c.2003 situated in a great location off the Killarney Road. With only 10 apartments within the entire development, The apartment is situated within walking distance of all the amenities that Bray has to offer, including the soon to be completed Bray Town shopping Mall, the famous promenade, shops, schools and public transport. Supervalu and Aldi stores are also nearing completion and within a short walk from the apartment.

Kilruddery Gardens, Belmont and Powerscourt Gardens are within easy reach as are many other outdoor social & recreational clubs, including Ardmore Rovers, Bray Emmets & Brennanstown Equestrian Centre.

Viewing is highly recommended for those in search of smart apartment ideal for both owner occupiers and investors!

Services

Gas Fired Central Heating | Mains Water | Mains Electricity

BER Details

BER: C1 | BER No: 104913488 | Energy Performance Indicator: 160.77 kWh/m²/yr



Accommodation

Entrance Hall: (1.194m x 6.40m)

Laminate timber flooring. With accommodation off. Alarm point.

Kitchen / Living Room: (7.373m x 3.936m)

Fantastic open plan room with which is well proportioned with laminate timber floor and video display unit.

Kitchen: Galley style kitchen features an excellent range of Shaker style wall and floor units with built-in oven, hob and extractor fan, separate undercounter fridge and freezer, plumbed for washer/dryer with tiled splashback and partly tiled floor.

Bedroom 1: (3.954m x 3.367m)

Double room. Laid out with laminate floors with a full range of fitted shaker style wardrobes and roller blinds. Door to...

Ensuite: (1.868m x 1.744m)

White bathroom suite with wc, whb and shower unit with mains shower. Fully tiled walls and floor.

Bedroom 2: (3.362m x 2.788m)

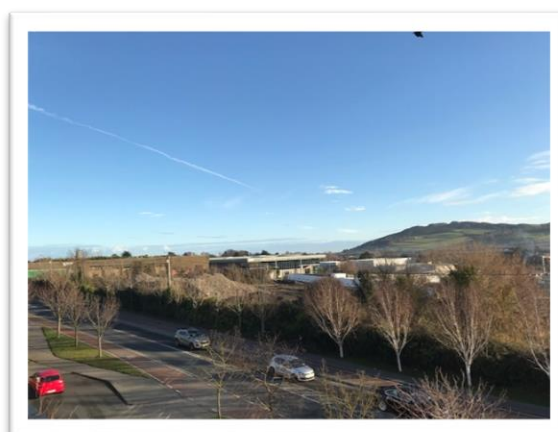
Double room. Laid out with laminate floors, with fitted shaker style wardrobes and roller blinds.

Family Bathroom: (2.937m x 1.696m)

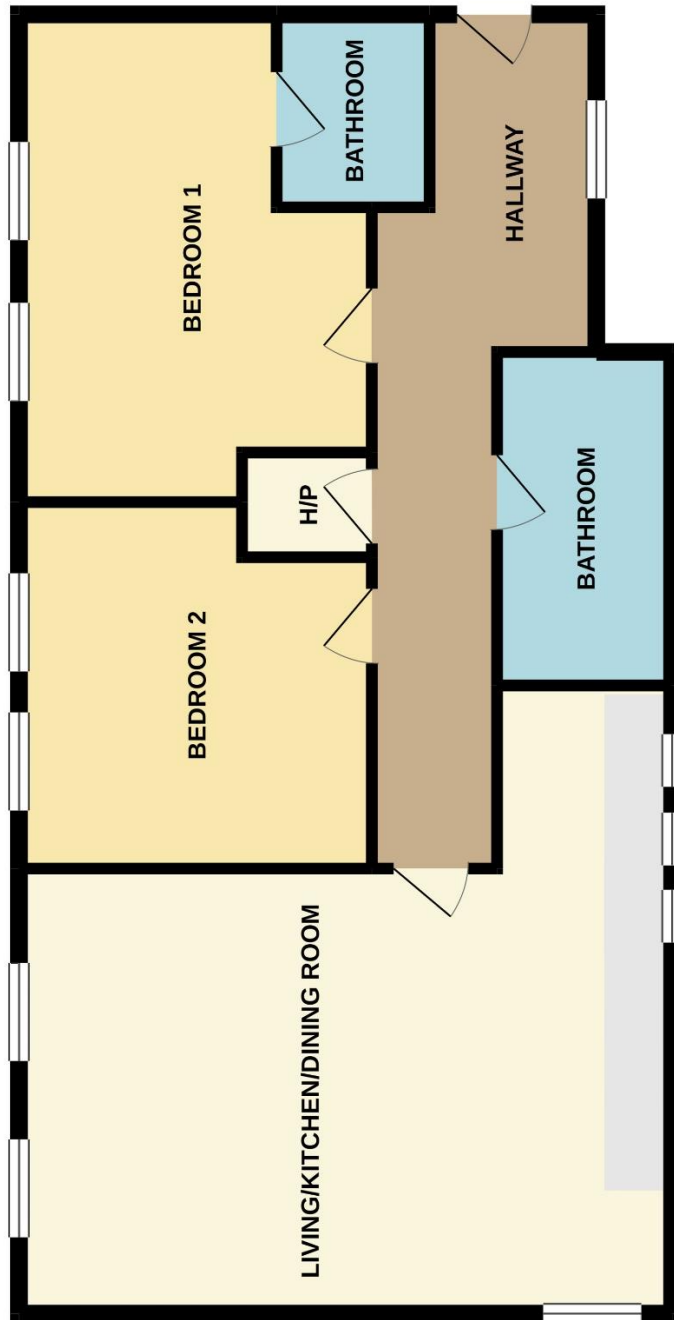
White bathroom suite, with wc, whb and bath with telephone shower attachment along with an overhead mains shower. Fully tiled floor & walls.

Outside

Richmond Way residents benefit from a fantastic Roof Top area for exclusive use of the residents only, boasting panoramic mountain views. There is off street surface carparking within the development as well as ample off-street parking outside the development. No. 1 is accessed via communal front doors. There are 6 apartments within the block.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or condition can be given.
Made with Metropix ©2020

* Please note we have not tested any apparatus, fixtures, fittings or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs provide for guidance only.